



City of Binghamton Planning Department

Mayor, Richard C. David
 Director, Dr. Juliet Berling

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: January 13, 2020	LOCATION: City Council Chambers, City Hall
CALLED TO ORDER: 5:15PM	RECORDER OF MINUTES: Tito Martinez

ROLL CALL		
COMMISSIONERS PRESENT:	PRESENT:	ABSENT:
Nicholas Corcoran (chair)	X	
Joseph De Angelo (vice-chair)	X	
Maura Cahill	X	
Mario DiFulvio	X	
Paul O'Brien	X	
Arthur Ospelt	X	
Christopher Dziedzic	X	
STAFF MEMBERS PRESENT:	TITLE & DEPARTMENT:	
Tito Martinez	Assistant Director, Planning Department	
Sean McGee	Historic Planner, Planning Department	
Brian Seachrist	First Assistant Corporation Counsel	
Gregory Buell	Planner, Planning Department	

APPROVAL OF MINUTES		
MOTION to approve the December 9, 2019 meeting minutes as written		
FIRST: Ospelt	SECOND: De Angelo	VOTE: Carried (6-0-1)

SEQR DETERMINATIONS		
ADDRESS: 10 Glenwood Ave	CASE NUMBER: PC-2020-01	
DESCRIPTION FROM AGENDA: Site Plan review for the establishment of a fitness club in an existing commercial tenant space in the C-1 Service commercial District		
APPLICANT: ECP-PF Holdings Group		
REPRESENTATIVE(S): Shaun Andriano		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Garbage located in dumpster enclosure off of Charlotte St ▪ Willing to add bike rack 		
VOTING		
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR,		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)
MOTION to waive the public hearing as use is permitted, there is no new construction, no SEQR, no 239, no variances		
FIRST: Corcoran	SECOND: De Angelo	VOTE: Carried (7-0-0)
MOTION that the requirements of Site Plan Review have been met		

FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
PUBLIC HEARINGS AND FINAL DELIBERATIONS		
ADDRESS: 36 Exchange St	CASE NUMBER: PC-2019-62	
DESCRIPTION FROM AGENDA: Site Plan Review for the construction of an accessory storage structure for a public facility in the C-2 Downtown Business District and the R-3 Multi Unit Dwelling District		
APPLICANT: Binghamton Housing Authority		
REPRESENTATIVE(S): Elaine Miller, Rob Warholic		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Nothing has changed since last meeting 		
VOTING		
MOTION that the requirements for Site Plan Review have been met and therefore the application has been approved		
FIRST: Corcoran	SECOND: De Angelo	VOTE: Carried (6-0-1)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S):	ABSTENTION(S): Dziedzic

PUBLIC HEARINGS AND FINAL DELIBERATIONS		
ADDRESS: 44-48 Mozart St	CASE NUMBER: PC-2019-61	
DESCRIPTION FROM AGENDA: Site Plan Review for the construction of an ancillary parking lot associated with a Place of Worship in the R-2 One- and Two-Unit Dwelling District		
APPLICANT: St. Thomas Aquinas Church		
REPRESENTATIVE(S): Phil Cahill		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Not opposed to adding evergreen plantings ▪ Will replace hemlock on site plan, as hemlock's are dying due to pests 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ No one spoke in favor of the application. ▪ Jason Ruby spoke in opposition to the application. ▪ No letters were received 		
APPLICANT RESPONSE TO PUBLIC COMMENT:		
<ul style="list-style-type: none"> • Not opposed to adding evergreen plantings • Will replace hemlock on site plan, as hemlock's are dying due to pests 		
VOTING	VOTING	VOTING
MOTION to issue a negative declaration under SEQR		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (6-0-1)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S):	ABSTENTION(S): Dziedzic
MOTION that the requirements for Site Plan Review have been met and therefore the application has been conditionally approved, subject to the following:		
<ul style="list-style-type: none"> ▪ Hemlocks shown on landscape plan are switched to a different evergreen 		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (6-0-1)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S):	ABSTENTION(S): Dziedzic

PUBLIC HEARINGS AND FINAL DELIBERATIONS		
ADDRESS: 7 Main St	CASE NUMBER: PC-2019-63	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an existing building into a mixed-use building with a ground floor General Retail space, and five Dwelling Units with a total of 11		

bedrooms in the C-1 Service Commercial District.		
APPLICANT: Paper Plane Architecture, PLLC		
REPRESENTATIVE(S): Niko Tsolakis		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Planning Commission will not require façade improvements ▪ Applicant submitted an updated site plan with rear dumpster enclosure 		
VOTING		
MOTION that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been approved		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (6-0-1)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S):	ABSTENTION(S): Dzedzic

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 33 S Washington St	CASE NUMBER: PC-2019-58	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the construction of a Vehicle Fueling Station, a Bank, and the rehabilitation of two existing commercial buildings for General Retail use		
APPLICANT: Brett Pritchard		
REPRESENTATIVE(S): Brett Pritchard		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ No drive thru for coffee ▪ 2500sf bank; 7,000sf total building footprint ▪ Dumpster enclosure proposed behind the LaTazza building ▪ Bike rack added ▪ Requires SWPPP 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Joe Burns, Michelle O'Loughlin spoke in favor, with some concerns ▪ Robert Ellis spoke in favor ▪ Beatrice Pasquale, Richard Jannaccio spoke in opposition. ▪ Two letters received. 		
APPLICANT RESPONSE TO PUBLIC COMMENT:		
<ul style="list-style-type: none"> • Looking for only one entrance in s Washington • No diesel fuel on site • 9am to 8pm- Bank to 5pm- Retail to 8pm- 24 hours on Convenience store • LaTazza and 28 Mary St in Disrepair • Electric vehicle charging station may come back after traffic study • Will submit lighting plan • Applicant believes there will be less traffic than current use 		
VOTING		
MOTION to table the project until the next meeting		
FIRST: Corcoran	SECOND: Dzedzic	VOTE: Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 81 State St	CASE NUMBER: PC-2019-53	
DESCRIPTION FROM AGENDA: Site Plan Review for the establishment of a Nightclub in an existing commercial tenant space in the C-2 Downtown Business District		
APPLICANT: Jason Steinfort		
REPRESENTATIVE(S): Jason Steinfort		
DISCUSSION POINTS:		

<ul style="list-style-type: none"> ▪ Ventilation and life-safety ▪ Code analysis confirmed possibility for compliance 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ No one spoke in favor of the application. ▪ No one spoke in opposition to the application. ▪ One letter received. 		
APPLICANT RESPONSE TO PUBLIC COMMENT:		
<ul style="list-style-type: none"> • NA 		
VOTING		
MOTION that the requirements for Site Plan Review have been met and therefore the application has been approved		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (5-1-1)
AYE(S): Corcoran, O'Brien, De Angelo, DiFulvio, Ospelt	NAY(S): Cahill	ABSTENTION(S): Dziejdzic
PUBLIC HEARINGS AND FINAL DELIBERATIONS		
ADDRESS: 159 Chapin St		CASE NUMBER: PC-2019-64
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an existing residential building into an eight-bedroom dwelling unit in the R-3 Multiunit Dwelling District		
APPLICANT: James Slocum		
REPRESENTATIVE(S): James Slocum		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Bought as single unit, 8 bedrooms ▪ Used to be 3 floors with 5 bedrooms, converted at some point ▪ Certificate of compliance awarded, not certificate of occupancy ▪ Living as a functional family ▪ Requires Special Use Permit 		
VOTING		
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR,		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (6-0-1)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S):	ABSTENTION(S): Dziejdzic
MOTION Requirements for site plan review have been met by sheet A-01 labeled "As-built"		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (6-0-1)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S):	ABSTENTION(S): Dziejdzic
OTHER BUSINESS		
DESCRIPTION:		
<ul style="list-style-type: none"> ▪ Dziejdzic asked about enforcement 		
MOTION to recommend adoption of the legislation as written		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (6-0-1)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S):	ABSTENTION(S): Dziejdzic
ADJOURNMENT		
MOTION to adjourn		TIME: 7:21
FIRST: Ospelt	SECOND: Ospelt	VOTE: Carried (7-0-0)

